



Moloney
COUNTRY PROPERTY



3 HAYES PLAT NORTHIAM

3 HAYES PLAT, NORTHIAM, NR. RYE, EAST SUSSEX, TN31 6HQ

A WELL PRESENTED, SUBSTANTIAL FIVE BEDROOM, THREE BATHROOM, DETACHED COUNTRY HOUSE, LOCATED ON A PRIVATE NO THROUGH ROAD JUST OFF THE HISTORIC VILLAGE GREEN. THREE RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, 2 EN-SUITE BEDROOMS, FAMILY BATHROOM. EXTENSIVE AND BEAUTIFULLY KEPT FRONT AND REAR GARDENS EXTENDING TO 0.5 ACRE (APPROX.) WITH SUMMER HOUSE, GREENHOUSES & PRODUCTIVE KITCHEN GARDEN, DRIVEWAY, INTEGRAL DOUBLE GARAGE. OFCH.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, CLOAKROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, LOBBY. FIRST FLOOR LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 3 FURTHER DOUBLE BEDROOMS, BEDROOM 5 WITH EN-SUITE SHOWER ROOM, FAMILY BATH AND SHOWER ROOM. EXTENSIVE DRIVEWAY PROVIDING PARKING AND TURNING & GIVING ACCESS TO THE DOUBLE GARAGE, FRONT GARDEN, LARGE ENCLOSED REAR GARDEN WITH PAVED TERRACE, SUMMER HOUSE, HOT TUB HOUSE, GREENHOUSE, POTTING SHED. OFCH. PHOTOVOLTAIC (PV) SOLAR SYSTEM.



Glazed door to:

ENTRANCE PORCH: Leaded light, double glazed windows to the front. Tiled floor. Door with matching obscure glazed panels to both sides to:

ENTRANCE HALL: Turned staircase with wooden balustrade to the first floor, with under stairs storage cupboard. Cloaks cupboard.

CLOAKROOM: Obscure double glazed window to the rear. Fitted with white suite comprising WC and integrated hand basin set into tiled surround with tiled splashback. Coved ceiling. Part tiled walls. White ladder style heated towel rail.

SITTING ROOM: Leaded light double glazed window to the front, large sliding double glazed patio doors leading out to the rear paved terrace, with vertical blinds. TV point. Wall light points. Limestone fire surround inset with basket for open fire on stone hearth. Midea air conditioning unit.

STUDY: Leaded light window to the front. Coved ceiling.

DINING ROOM: Double glazed patio doors leading out to the rear paved terrace with vertical blinds. Coved ceiling.

KITCHEN/BREAKFAST ROOM: Double glazed window enjoying views over the rear garden. Fitted with comprehensive range of oak base and wall units with wood edge laminate worktop over, inset with 1 1/2 bowl, single drainer ceramic sink unit. Diplomat 4 ring electric hob with concealed extractor/light over. Miele double electric oven with cupboards above and below. Miele integrated dishwasher. Leaded light glazed eye level display cupboard. Tiled splashback. Coved ceiling, tiled floor. Space for upright fridge freezer, space for table. Door to:



GUIDE PRICE £1,250,000



UTILITY ROOM: Window to the side, part glazed door leading out to the rear garden. Fitted with range of base and wall units with roll edge laminate worktop over, inset with single bowl, single drainer, stainless steel sink unit. Tiled splashbacks. Plumbing for washing machine, under counter larder fridge. Tiled floor. Shelved storage cupboard. Worcester oil fired boiler. Door, with step down to the

INTEGRAL DOUBLE GARAGE: Twin roller doors to the front, personal door to the side.

Stairs to:

FIRST FLOOR LANDING: Window enjoying views over the rear garden and countryside beyond. Airing cupboard. Matching doors to all rooms.

MASTER BEDROOM: Leaded light double glazed window to the front. Coved ceiling. Double doored wardrobe cupboard with hanging rails and shelves. Midea air conditioning unit. Door to:

EN-SUITE SHOWER ROOM: Obscure glazed leaded light window to the front. Fitted with contemporary white suite comprising back to wall WC, semi integrated hand basin set into range of white high gloss storage cupboards with matching eye level cupboards over, double mirror doored cabinet alongside & double shower cubicle. Vinyl floor. White ladder style heated towel rail. Part tiled walls.

BEDROOM TWO: Window to the rear enjoying views over the garden and countryside beyond. Large double doored wardrobe cupboard with hanging rails and shelves. Coved ceiling. Midea air conditioning unit.

BEDROOM THREE: Window enjoying views over the rear garden and countryside beyond. Wardrobe cupboard with hanging rails and shelves. Midea air conditioning unit. TV point.

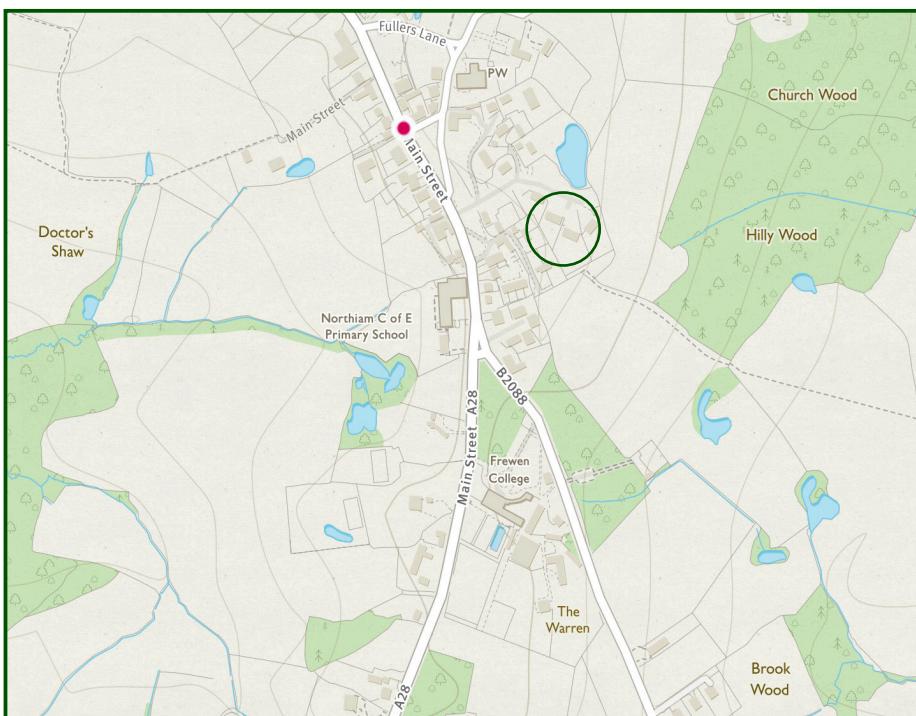
BEDROOM FOUR: Leaded light double glazed window to the front. Coved ceiling. Wardrobe cupboard with hanging rails and shelves.

BEDROOM FIVE: Leaded light double glazed window to the front. Coved ceiling. Door to:

EN-SUITE SHOWER ROOM: Fitted with contemporary style white suite comprising WC, hand basin set onto double doored storage unit. Tiled shower cubicle with Mira shower and glass door. Tiled floor, tiled walls with mosaic dado tile. Contemporary style heated towel rail. Inset ceiling lights, extractor.

BATH AND SHOWER ROOM: Obscure double glazed window to the rear. Fitted with contemporary white suite comprising WC, semi integrated hand basin set into white high gloss range of cupboards. Panelled bath with shower over, glass shower screen to side & bidet. Tiled walls. Vinyl floor. Chrome heated ladder style towel rail. Shelved linen cupboard.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

OUTSIDE: The property is approached over a private no through road with an extensive brick paved driveway providing ample parking and turning and giving access to the double garage. The front garden is laid to level lawn with hedged and fenced boundaries interspersed with mature trees, a paved pathway leads to the front door. A gate to the right hand side gives access to the rear garden, opening out to a large, partly pergola covered terrace. To the left hand side are a large timber summer house, greenhouse, hot tub house with hot tub, 2nd greenhouse and potting shed. The gardens are believed to measure 0.5 acre in total, mainly laid to lawn with hedged and fenced boundaries, planted beds and borders, fruit trees, raised vegetable and fruit beds & asparagus beds. 2nd timber garden shed. Outside lights, outside tap.

SERVICES: Mains electricity water & drainage are connected. Oil fired central heating. 16 panel photovoltaic (PV) solar system.

FLOOR AREA: 279 m² (3,000 ft²) approx.

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'G'

LOCAL AUTHORITY: Rother District Council

TENURE: Freehold

TRANSPORT LINKS: For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings line to the west at Battle, Robertsbridge or Etchingham to the north.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 through Northiam, turn left into Hayes Plat in the centre of the village green, opposite Wills bakery. Follow the road around to the right, no 3 will be found on the right.

What3Words (Location): [///smoke.convey.expose](https://what3words.com/smoke.convey.expose)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

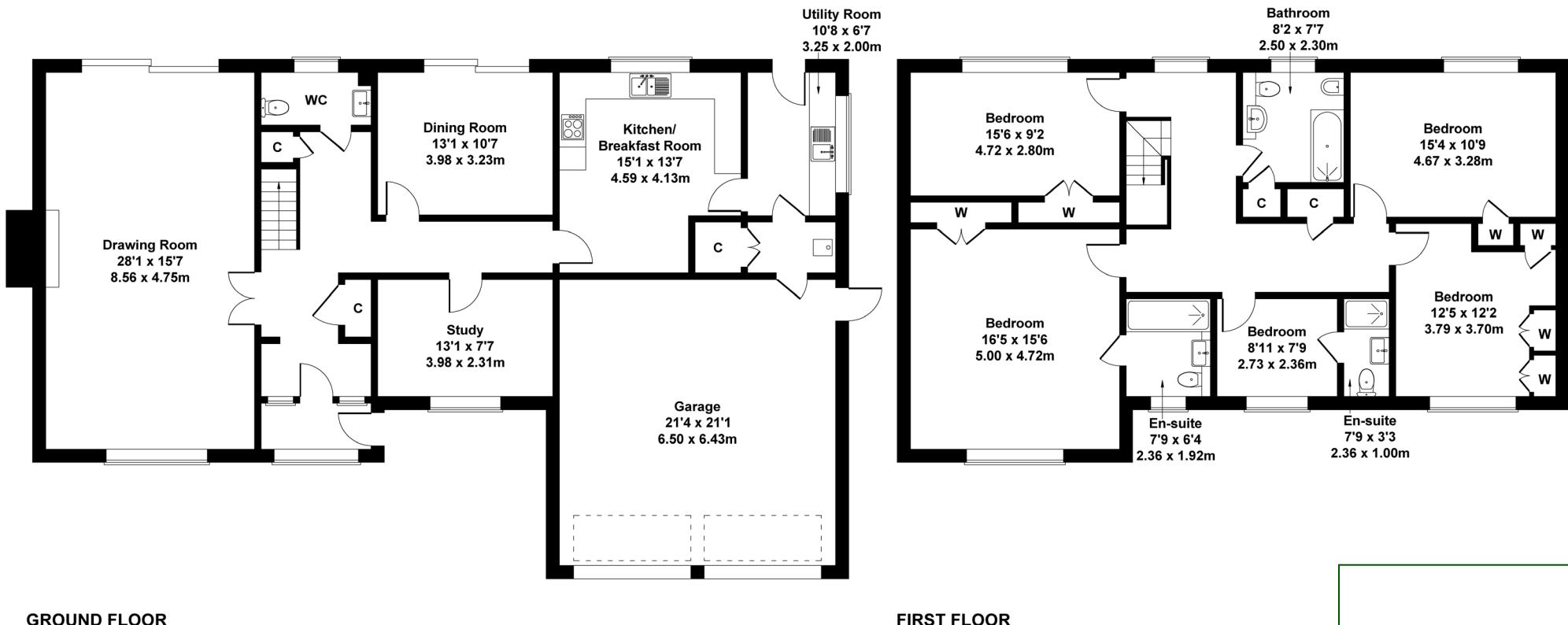
MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

3 Hayes Plat

Approximate Gross Internal Area
3003 sq ft - 279 sq m



Not to Scale.
For Illustrative Purposes Only.

Image Awaited

EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01580 212828 & 01797 253000

3 HAYES PLAT, NORTHIAM, NR. RYE, EAST SUSSEX, TN31 6HQ


Moloney
COUNTRY PROPERTY